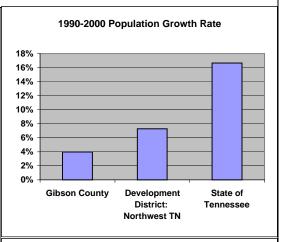
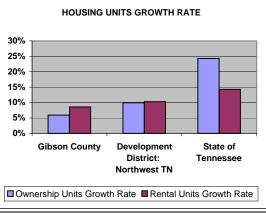
Population and Housing Market Profiles: Gibson County

	Development			
	Gibson	District:	State of	
	County	Northwest TN	Tennessee	
POPULATION				
Census 2000 Population	48,152	252,389	5,689,283	
1990-2000 Population Growth Rate	4.0%	7.3%	16.7%	
MINORITY POPULATION				
African American population				
Census 2000	9,605	31,395	953,349	
1990-2000 Growth Rate	7.4%	8.9%	22.5%	
Asian & Pacific Islander population				
Census 2000	132	1,293	73,505	
1990-2000 Growth Rate	116.4%	133.0%	130.9%	
Hispanic population				
Census 2000	540	3,748	123,838	
1990-2000 Growth Rate	198.3%	287.6%	278.2%	
HOUSING UNITS & VACANCY				
TIOUSING UNITS & VACANCT				
Ownership Units				
Census 2000	14,086	73,140	1,561,363	
Ownership Units Growth Rate	5.9%	9.9%	24.3%	
Owner Market Vacancy rates	1.5	1.4 to 3.2	2.0	
Rental Units				
Census 2000	5,432	27,613	671,542	
Rental Units Growth Rate	8.6%	10.3%	14.3%	
Renter Market Vacancy rates	8.1	8.1 to 13.9	8.8	
AGE OF HOUSING STOCK				
Percent of units built before 1960	37.4%	30.9%	25.4%	
Percent of units built after 1990	14.6%			





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Population and Housing Market Profiles: Gibson County Development Homeownership Rates: 1990 & 2000 District: Gibson State of Northwest TN County Tennessee **HOME OWNERSHIP RATES** Census 2000 72.2% 72.6% 69.9% 70% Census 1990 72.7% 72.7% 68.1% MINORITY HOMEOWNERSHIP RATES Gibson County **Development District:** African American Northwest TN Census 2000 54.4% 53.1% 50.5% □ Census 2000 ■ Census 1990 Census 1990 56.1% 54.8% 47.3% Asian & Pacific Islander Census 2000 70.0% 33.1% 50.3% Income Statiatics (2000 Census) Census 1990 55.0% 31.0% 45.1% Hispanic \$50,000 Census 2000 44.2% 36.3% 35.8% \$40,000 \$30,000 Census 1990 56.1% 57.0% 48.6% \$20,000 \$10,000 1999 Income (2000 Census) \$10,794 to Per Capita Median **Median Family** Per Capita Income \$16,320 \$17,409 \$19,393 Income Household Income \$21,995 to Income Median Household Income \$31,105 \$32,788 \$36,360 \$30,339 to ☐ Gibson County ☐ State of Tennessee Median Family Income \$39,318 \$40,533 \$43,517 % of Persons below Poverty Level Income Growth during the 1990s Per Capita Income 59% 58% N/A 15.0% Median Household Income 14.0% 49% N/A 47% 13.0% Median Family Income 54% 47% N/A 12.0% 11.0% Poverty Status in 2000 Gibson County Development State of Persons below Poverty Level District: Tennessee 6,035 35,940 746,789 Northwest TN Families below Poverty Level 1,288 7,964 160,717 % of Persons below Poverty Level 12.8% 14.8% 13.5%

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-	0.11	Development District: Northwest TN	State of Tennessee	iles: Gibson County Housing Cost Burden in 2000			100
	Gibson				nousing	Cost Burden in 20	00
	County			400/			
Home Values & Owner Cost Burden				40% - 35% -			
Tome values & Owner Cost Burden		dE2 000 +o		30% -			
2000 median home value	\$66,300	\$53,000 to \$75,800	\$93,000	25% -			
1990-00 increase in home value	70.9%		60.3%	20% -			
Owner-cost Over 30 percent of income	16.3%		19.9%	15% - 10% -			
Owner-cost Over 35 percent of income	13.5%		14.5%	5% -			
	15.50	13.30	11.50	0% -			
Gross Rent & Rent Burden					Gibson County	Development	State o
2000 median Gross Rent	\$398	\$287 to \$424	\$505			District:	Tenness
1990-00 increase in Gross Rent	46.9%	<u> </u>	41.5%			Northwest TN	
Gross Rent Over 30 percent of income	30.6%		37.9%		Owner-co	st Over 30 percent	of income
Gross Rent Over 35 percent of income	23.9%	26.8%	30.2%			nt Over 30 percent	
•					■ GIUSS Rei	iii Over 30 percent	OI IIICOIIIE
Units with Other Housing Problems							
Lacking complete plumbing facilities	98	499	14,340		House F	leating Fuel Us	ed
Lacking complete kitchen facilities	89	522	13,324				
Over crowding (over 1 person per room)	459	2,327	61,191	60% -			
				50% -			
House Heating Fuel Used in 2000				40% -			
Electricity	39.7%	43.5%	52.1%				
Utility Gas	50.8%	43.1%	36.0%	30% -			
Bottled or LP Gas	6.6%	9.9%	7.2%	20% -			
				10% -			
Recent Movers (2000 Census)				1			
Moved into the unit in 1999 or later	17.7%	18.3%	20.7%	0% -			
Moved into the unit in 1995 or later	42.0%	44.6%	49.6%		Gibson County	Development	State o
Moved into the unit in 1990 or later	57.6%	60.4%	65.7%			District: Northwest TN	Tenness
						HOILINGSLIN	
Mobile Home Units (2000 Census)	2,249	18,369	268,876		■ Flectricity ■	IUtility Gas □ Bott	led or LP G:

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